

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – March 25, 2015

There will be a meeting of the Planning Advisory Committee on March 25, 2015 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration**: Minutes from the February 4, 2015 and February 11, 2015 PAC meetings.
- 2) **Consideration**: **SUBDIVISION DOCKET 026/15 [SD026-15]** - Request by BANCROFT PROPERTY INVESTMENTS, LLC to resubdivide an undesignated portion of Square 338 into Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A & 12A in the Second Municipal District, bounded by Milne Boulevard, Harney, Brooks, and Colbert Streets. The municipal address is 5951 Milne Boulevard. (PD 5)
- 3) **Discussion**: Harney Street addressing issue, related to Subdivision Docket 026-15.
- 4) **Consideration**: **[15-0538]** A request by The Jung, LLC, for a grant of a predial servitude for the proposed encroachments of foundational pilings, canopies, and balconies on/over the Canal Street, La Salle Street, Cleveland Avenue public rights-of-way, adjacent to Square 369, 1st M.D., bounded by La Salle St., Cleveland Ave., S. Villere St., and Canal St. The municipal address of the property is 1500 Canal St.
- 5) **Consideration**: **[15-0540]** A request by 1700 S. Rampart St, LLC, for a grant of a predial servitude for the proposed encroachments of a balcony and steps on/over the S. Rampart Street public right-of-way, adjacent to Lot 1, Square 283, 1st M.D., bounded by Euterpe St., Oretha C. Haley Blvd, Felicity St, and S. Rampart St. The municipal address of the property is 1700-1702 S. Rampart St.
- 6) **Consideration**: **[15-0541]** A request by Jamie Chiarello and Max Ruehle for a grant of a predial servitude for the proposed encroachments of landing and steps on/over the Columbus Street public right-of-way, adjacent to Lot 11, Square 763, Historic 7th Ward, 3rd M.D., bounded by N. Roman St, Laharpe St, N. Derbigny St, and Columbus St. The municipal address of the property is 1715 Columbus St.
- 7) **Consideration**: **[15-0545]** A request by TB System Properties, L.L.C., for a land lease leading to a subsequent sale, of Parcel J and a portion of Parcel F, Square 513, 1st M.D., bounded by Washington Ave., S. Jefferson Davis Pkwy, Calliope St., and Earhart Boulevard. The municipal address is 4417 Earhart Blvd.

- 8) **Consideration:** [15-0544] A request by Masino Realty, L.L.C., for a land lease for parking spaces, on/over the Elysian Fields public right-of-way, adjacent to Lot 6, Square 17, 3rd M.D., bounded by Robin St., Frenchmen St/Vermillion Blvd., Filmore Ave., and Elysian Fields Ave. The municipal address is 5240 Elysian Fields Ave.
- 9) **Consideration:** [15-0542] A request by 8616 Oak Street, LLC, for a grant of a predial servitude for the proposed encroachments of balconies on/over the Oak Street public right-of-way, adjacent to Lot 6, Square 139, 7th M.D., bounded by Leonidas St., Zimple St., Monroe St., and Oak St. The municipal address of the property is 8616 Oak St.
- 10) **Consideration:** [15SWCF-04732] A request by Contreras Restaurant Group d/b/a El Gato Negro for a Sidewalk Café permit at 81 French Market Place.
- 11) **Consideration:** [15SWCF-04788] A request by Blanca, LLC, d/b/a Toma's Bistro for a Sidewalk Café permit at 752 Tchoupitoulas St.
- 12) **Consideration:** ZONING DOCKET 030/15 [ZD030-15] – Request by GEOCOR PROPERTIES, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in a B-1A Neighborhood Business District and an ICUC Inner-City Urban Corridor District overlay, on Square 578, Lots 18 and 19, in the First Municipal District, bounded by Banks, South Dorgenois, South Rocheblave, and Palmyra Streets. The municipal address is 2549 BANKS STREET. (PD 4)
- 13) **Consideration:** ZONING DOCKET 032/15 [ZD032-15] – Request by DONNA S. ALLEN for an Amendment to Ordinance No. 23,648 MCS (Zoning Docket 034/09, which amended a Conditional Use ordinance allowing a retail store of less than 5,000 square feet of floor area with the sale of alcoholic beverages for on-premises and off-premises consumption to modify the adopted provisos) to grant a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in a B-1 Neighborhood Business District, on Square 1554, Lot J or Pts. J and H, in the Third Municipal District, bounded by Esplanade Avenue, Mystery, Maurepas, North Lopez and Ponce de Leon Streets. The municipal address is 3141 PONCE DE LEON STREET. (PD 4)
- 14) **Consideration:** ZONING DOCKET 033/15 [ZD033-15] – Request by PIE DAUPHINE, LLC for a Conditional Use to permit a four-family residence in an HMR-3 Historic Marigny/Tremé Residential District, on Square 258, Lots H1 and H2 (Proposed Lot H-1A), in the Third Municipal District, bounded by Dauphine, Mandeville, Burgundy, and Spain Streets. The municipal address is 2413-2417 DAUPHINE STREET. (PD 7)
- 15) **Consideration:** ZONING DOCKET 034/15 [ZD034-15] – Request by PIE DAUPHINE, LLC for a Conditional Use to permit a four-family residence in an HMR-3 Historic Marigny/Tremé Residential District, on Square 258, Lots H2 and H3 (Proposed Lot H-2A), in the Third Municipal District, bounded by Dauphine, Mandeville,

Burgundy, and Spain Streets. The municipal address is 2413-2417 DAUPHINE STREET. (PD 7)

The next Planning Advisory Committee meeting will be held on Wednesday, April 8, 2015 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
March 19, 2015

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of “no objection” by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.